

# \$249,000 - 8507 100 Street, Grande Prairie

MLS® #A2220745

## \$249,000

4 Bedroom, 2.00 Bathroom, 980 sqft

Residential on 0.01 Acres

Highland Park., Grande Prairie, Alberta

Immediate possession possible on this bungalow with HUGE, fenced backyard and easements on 2 sides including wide area to the north. Mature spruce trees & bushes in front, and variety of large trees in back. Lots of space for kids' play structures, gardens or flowerbeds in the backyard along with the concrete block & wooden patio areas for your outdoor furniture & BBQ. Long gravel driveway could fit 4 vehicles with plenty of room to build a garage on this 6,900 square foot lot with 60' frontage. 1 bathroom and 3 bedrooms are upstairs, plus the big living room that is open to the dining area & kitchen. Downstairs has family room, another big bedroom, laundry, furnace room with storage space, 2nd kitchen area, and full bathroom. Shingles are newer and extra styrofoam insulation was added under siding. Located close to grocery store, restaurants, schools, playgrounds, gas station and much more. Super convenient transit stop is also just steps away. Some tender loving care & vision would go a long way to make this a wonderful home. Contact a REALTOR® today for more information or to view!

Built in 1967

## Essential Information

MLS® # A2220745

Price \$249,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.01
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	8507 100 Street
Subdivision	Highland Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2J8

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Parking Pad, Gravel Driveway, Outside, See Remarks

### **Interior**

Interior Features	Open Floorplan, See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Other
Lot Description	Native Plants
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	10
Zoning	RG

## Listing Details

Listing Office      Royal LePage - The Realty Group

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